



**Order under Section 77
Residential Tenancies Act, 2006**

File Number: LTB-L-063064-24

In the matter of: 39 KEBA CRES
TILLSONBURG ON N4G0K7

Between: SUKHBIR SINGH Landlords
KIRANDEEP KAUR GREWAL

And

TYLER THOMSON KANE Tenants
MARK THOMSON

SUKHBIR SINGH and KIRANDEEP KAUR GREWAL (the 'Landlords') applied for an order to terminate the tenancy and evict TYLER THOMSON KANE and MARK THOMSON (the 'Tenants') because the Tenant entered into an agreement to terminate the tenancy.

A hearing was held to consider this application.

This application was heard by videoconference on September 26, 2024. The Landlords attended the hearing.

Determinations:

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of July 31, 2024 and the Tenant did not move out of the rental unit by the termination date set out in the agreement.
2. The Tenants did not attend the hearing to challenge the Landlords' application.
3. Since the Tenant did not move out of the rental unit by the termination date, the Landlord was required to file the application to obtain vacant possession. Therefore, the Tenant is responsible for paying the Landlord \$186.00 for the application filing fee incurred.
4. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that

it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before February 14, 2026.
2. If the unit is not vacated on or before February 14, 2026, then starting February 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 15, 2026.
4. The Tenant shall also pay to the Landlord \$186.00, for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 15, 2026 at 4.00% annually on the balance outstanding.

February 3, 2026

Date Issued

Greg Joy

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 15, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

